

**Westdale Homeowners Association  
General Meeting  
Mar Vista Park  
Tuesday, January 31, 2017**

The meeting was called to order by the President, Jerry Hornof, in the Auditorium of the Mar Vista Park at 7:01 p.m. There was a full house and there were cookies and bottled water for all to enjoy.

**Jerry Hornof – Opening Remarks**

Jerry opened the meeting by reminding everyone that the 2016 theme was “Building Community.” His theme for 2017 will be “Westdale Cares,” which means Westdale cares for EVERYONE: regardless of political stripes.

Last year brought the passing of our Councilman Bill Rosendahl in the Spring of 2016. Our community honored his memory by making a donation in his name for *New Directions for Veterans*.

Our goals for this year are maintaining livability, controlling development, traffic, safety, and supporting Neighborhood Watch in our community. We have been involved with the Barrington Avenue R3 zoning issue from day one. We have been negotiating for small lot subdivisions, density of 4 -5 units per lot, and owner occupied units. We are also concerned about parking on adjacent streets; pushing for two spots per unit plus guest parking. We want to accelerate traffic studies to address congestion regarding the Metro trains at grade level crossings.

We are also keeping an eye on the proposed development on Venice Boulevard that is planned for ground level stores plus seven stories of housing. If you want to get involved with controlling development in our community, you are invited to join the PLUM (Planning and Land Use Management committee) of the Mar Vista Community council. Jerry noted that Measure S on the March ballot will be concerned with how to deal with more housing in Los Angeles vs. how to keep the livability of our neighborhoods.

Jerry also addressed the annual Homeowner’s Annual Block party that was held at the Mar Vista Park this year. For the convenience of the organizers, it was much easier to hold it at the park than having it on a local neighborhood street. If you would like to get involved in the 2017 Westdale Homeowners Block Party, we welcome your involvement.

Our park has a new Park Director: Caroline Lammers. She is an engaged director and we are looking forward to an active park program. We have had a new surface installed on the soccer field. We are now looking to replace the acoustic tiles in the gym to reduce noise from basketball games. Jerry suggested that we take the time to enjoy the park; especially the movie nights on summer evenings.

Jerry congratulated Melissa Stoller on her election as Zone 3 Director for the Mar Vista Community Council. It is nice to have someone from our own neighborhood as a representative.

He also said that we should check out our new website at [www.WestdaleHOA.com](http://www.WestdaleHOA.com) (or .org)

Jerry suggested we learn more about the four measures in the upcoming city wide elections:

Measure S – to support a moratorium on construction that increases development density for up to two years

Measure HH – Housing for the Homeless  
(The above are the two most pressing issues in our city.)

Measure J – to fund more Metro mass transit, \$100 billion investment for street repairs, traffic studies, installation of new traffic signals.

Measure A – for more park space in the city

### **Mike Bonin - 11th district Councilmember**

Mike said that his primary work is for public safety, traffic, and homelessness. Regarding the new agreement to close the Santa Monica Airport by 2028, he said that “the devil is in the details.” His position is that

- 1) The agreement does NOT commit to closure; all it does is to guarantee that the airport will stay open for another 12 years.
- 2) The present buffer zone around the runways is unsafe by FAA standards
- 3) Jet fuel emissions are disproportionate in our neighborhood.
- 4) The noise at take off is disproportionate to Venice, as opposed to Santa Monica

There will be a meeting on Saturday at 11 a.m. at the West Los Angeles City Hall if you want to learn more and/or get involved.

Regarding Public Safety, Mike wants to beef up Community Policing activities. We need more cops patrolling our streets. Granted that there is less property crime and gang activity is down, but cops patrolling a neighborhood build trust. He wants to see our police force back to basic car patrols.

There is a city controller audit of various units to get more cops on patrol. One way is to hire more civilians to do non police work within L.A.P.D.

#### Q & A with Mike Bonin

1) We do not need a traffic study on Barrington Avenue; we all know it is a disaster.

Q) What is the situation regarding people living in campers in our neighborhood? And what can we do about it?

A) The L.A.P.D. was sued because, when they removed people living in cars or campers, they did not provide an alternative safe place to sleep. The procedure was ruled vague and discriminatory.

The City Council has ruled that the Police must provide spots where it is legal to park and sleep in your vehicle overnight. They are instituting a *Safe Parking Program*, where spots will be provided by various Social Service Agencies around the city.

In the meantime, to comply with the court order, sleeping in a vehicle is not legal on residential streets, or near day care centers or schools or sensitive areas; only in industrial and commercial areas; and only for 72 hours. If you want to report a parking violation, call (213) 485 – 4184 24 hours a day.

## **Leah Oye – Crime and Safety**

Leah Oye spoke about the helicopters flying overhead in our neighborhood last night. She thinks there was a burglary. Video cameras mounted on our homes are very helpful. The Anarchy tagger was caught and is in custody. Leah introduced our temporary Senior Lead Officer, Juan Ceja.

## **Juan Ceja – Senior Lead Officer**

Adrian Acosta, our regular Senior Lead Officer has been reassigned to Central Division until April 19<sup>th</sup>. Juan Ceja has been a Senior Lead Officer in Palms for ten years. He reported that crime is down in Mar Vista but you still need to be vigilant. Keep your car locked. Audis are popular targets for theft because of their new “amplified key” design. If you have your Audi parked in front of your house and the keys by the front door, the “amplified key” design will allow anyone to open the car door. Four Audis have been stolen in our area in the last two weeks.

There is a battle to keep cars and campers from being used as living spaces in residential neighborhoods. If you see encampments, call 311 to report them. There is a City Sanitation Unit (Hope) to arrange for cleanups of encampment areas.

Burglars are coming from far away. We are dealing with 16 and 17 year olds. They come by Metro, or by bus, or use stolen vehicles, which they discard in our area and leave, using other stolen vehicles. They are primarily looking for cash, gold and guns; anything they can fence fast. They are not interested in laptops or cameras which often can be traced. If you have a safe that is not bolted down, they will take the whole safe with them.

## **Jerry Hornof – Elections**

Jerry asked the members of the Board of Directors who were nominated for 2017 – 2018 to stand up: The list of names was printed on the back of the Agenda handout:

Jerry Hornof – President  
Ethel Oderberg – 1<sup>st</sup> Vice President  
Barbara Algaze – Secretary  
Jay Swerdlow – Treasurer  
Leah Oye – Police Liaison  
Carl Ginsberg - CERT  
Jami Olson – Dues & Membership  
Marjorie Templeton – Villager  
Ina Lee – Web Master  
Heather Butterfield – Welcoming Committee  
Shari Dunn – Board Member  
Lisa Rosenbloom – Board Member  
Debbie Kaplan – Board Member  
Lori Gilder – Board Member  
Larry Shuman – Board Member  
Judy Bauman – Board Member  
Geoff Forgione – Board Member

There was a motion to vote on the issue. The vote was unanimous to accept the slate.

## **Rob Kadota – Mar Vista Community Council President**

Rob announced that 2017 is the 90<sup>th</sup> anniversary of Mar Vista. He passed around a sign-up to receive the MVCC newsletter by e-mail. He encouraged everyone to visit their Facebook page. He had a number of announcements about the Mar Vista neighborhood:

- The “my LA 311” is a mobile app to contact city services. You can take a picture of graffiti wherever you see it in the city and the precise GPS location will be sent along with the picture. You can also request bulky item pickups from the Sanitation Department. If you find broken sidewalks you can report them using the app; the city considers them a priority around city buildings.
- As a homeowner, you can negotiate with the city to pay for repairs to your sidewalk and/or driveway.
- The MVCC is sponsoring an “Aging in Place” committee that includes services for staying in our own homes as we age, as well as monthly speakers.
- There is a MVCC bicycle committee to encourage more activities around bicycling in the area.
- Mar Vista is part of the Los Angeles *Great Streets* program which aims to encourage more neighborhood commercial zones for pedestrians. To that end, they will be installing four mid-block crossings along Venice Boulevard between Inglewood and Beethoven to encourage pedestrians to cross over between both sides of Venice as they do their shopping.
- The historic Fire Station 62 has been closed. It will be renovated in the next six months. There will be a community center which will be open seven days a week. It will be available for Boy Scouts, Girl Scouts, Senior Citizen groups, etc.
- On March 2<sup>nd</sup> there will be an Art Walk on Venice from Inglewood Avenue to Beethoven Street from 6 p.m. to 10 p.m. There is an interesting collection of art studios up and down this street. This event is held on the first Thursday of each month. Check out their Facebook page at *Mar Vista ArtWalk - Steppin into Art*.
- On March 26<sup>th</sup> there will be a CicLAvia event. Venice Boulevard will be closed to cars all the way to the beach and open for bicycles and pedestrians only.
- On April 10<sup>th</sup> from 9:00 a.m. to 2:00 p.m. there will be a Mar Vista Eco Car Expo at the Mar Vista Farmers Market where you can talk to owners of electric cars and ask “all your burning questions.” Check it out online at <https://westdaletrousdale-marvista.nextdoor.com/events/ca/los-angeles/mar-vista-eco-car-expo-581802>

## **Carl Ginsberg – CERT update**

Jerry announced that Carl Ginsberg was unable to attend this meeting, but he spoke about the replenishing of perishable items in our Neighborhood Earthquake Container, currently housed at the Mar Vista Elementary School. An audience member announced that there is “Blue Water” on the market which has a 50 year life span. Jerry said that he would pass that information on to Carl.

Jerry also encouraged everyone to take a CERT training class for earthquake readiness.

## **Jami Olson – Membership**

Jami said that we have 252 paid members which is about right for a January count. We have 897 addresses in our association. He is only 2 weeks in the position and his job is to keep track of membership.

## **Jay Swerdlow – Treasurer's Report**

Our General Account and our Emergency Response Team account are both in good shape. Both accounts are maintained at One West Bank, a division of CIT Bank. All submitted bills have been paid.

General Account: \$10,158

Emergency Response Team (ERT) Account - \$8,383

In addition, we have three Certificates of Deposit, two at Chase Bank and the other at One West Bank. These total a little over \$40,000 + accrued interest.

We went to a four color Villager. There were many positive comments and anecdotally, increased dues payments as well.

The Park Block Party was also a net positive. Thanks to Ethel and others, revenue exceeded expenses by a few hundred dollars.

Lead by Margie, Jerry, Ina, and Barbara's son, Louis, we revamped and unveiled a new, much improved website. Check it out at: [www.WestdaleHOA.com](http://www.WestdaleHOA.com) or [www.WestdaleHOA.org](http://www.WestdaleHOA.org)

## **Debbie Kaplan – Real Estate**

This was a record year for home sales; 39 houses sold in 2016 in our neighborhood. The most expensive home sold was on the 3300 block of McLaughlin; it sold for \$2,695,000. The house was totally re-built and was 3,578 square feet. It took 5 months to sell.

The most expensive home in Mar Vista was on Mountain View. It was 4,558 square feet home and it sold for \$3,690,000. It had a view. The average price of homes sold in our neighborhood was \$2,056,000. That pencils out to \$840 per square foot.

There were a total of four homes on Barrington that were sold to developers. Millennials are one quarter of all home buyers. One half of all home buyers are first time buyers. It is a demand driven market; there are not too many speculators.

Mortgage rates have gone up. At present they are 4% for a 30 year loan and 3.5% for a 15 year loan.

## **Jerry Hornof - Closing Remarks**

Thanks go to Marty Ruben who has been a long time advocate against the Santa Monica Airport.

Jerry announced that he will not endorse any political position on behalf of the Association. Any endorsement that he provides is from himself, as an individual. He did go over the specifics of Proposition S, which is the *Neighborhood Integrity Initiative* that addresses the General Plan for the city of Los Angeles. He explained that it has to do with the City Council approving development and up- or down-zoning issues. Of course, more development always means more traffic.

He mentioned the proposed building on Venice Boulevard, the proposed development on Olympic and Bundy (where Martin Cadillac is) and future development on Sepulveda and Palms (where Albertson's supermarket used to be.)

Through our involvement in city planning and voting for various issues, we can affect outcomes in our area. As a homeowner's group, we can encourage developers who work with us and discourage developers who do not work with us.

Remember, WESTDALE CARES !!!

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,  
*Barbara Algaze*  
Recording Secretary